



## MUNICIPAL DISTRICT OF GREENVIEW No. 16

### GREENVIEW INDUSTRIAL GATEWAY COMMITTEE MEETING AGENDA

Wednesday, July 13, 2022

T.B.A. – Immediately following  
the Municipal Planning  
Commission Meeting

Council Chambers  
Administration Building  
Valleyview, AB

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#1	CALL TO ORDER		
#2	ADOPTION OF AGENDA		
#3	MINUTES	3.1 Greenview Industrial Gateway Committee Meeting Minutes held Wednesday, April 13, 2022.	2
#4	DELEGATION	4.1 Cerilon GTL Presentation	5
		4.2 Dominion Rail Presentation	7
#5	BUSINESS	5.1 Greenview Industrial Gateway Stakeholder Event	9
		5.2 Greenview Industrial Gateway World Target Markets	11
		5.3 Executive Director Report	21
#6	CLOSED SESSION	6.1 Privileged Information (Section 27, FOIP)	
#7	ADJOURNMENT		

Minutes of a  
**GREENVIEW INDUSTRIAL GATEWAY COMMITTEE MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**

Greenview Administration Building,  
Valleyview, Alberta on Monday, April 13, 2022.

**#1**  
**CALL TO ORDER**  
**PRESENT**

Chair Tyler Olsen called the meeting to order at 12:44 p.m.

Ward 9	Reeve Tyler Olsen
Ward 8	Deputy Reeve Bill Smith (Virtual)
Ward 1	Councillor Winston Delorme (Virtual)
Ward 2	Councillor Ryan Ratzlaff
Ward 3	Councillor Sally Rosson
Ward 4	Councillor Dave Berry
Ward 5	Councillor Dale Smith
Ward 6	Councillor Tom Burton (Virtual)
Ward 7	Councillor Jennifer Scott
Ward 8	Councillor Christine Schlieff
Ward 9	Councillor Duane Didow

**ATTENDING**

Chief Administrative Officer	Stacey Wabick
Director, Community Services	Michelle Honeyman
Director, Infrastructure and Planning	Roger Autio
Director, Corporate Services	Ed Kaemingh
Executive Director, Industrial Development	Kyle Reiling
Manager Communications and Marketing	Stacey Sevilla
Recording Secretary	Wendy Holscher

**ABSENT**

**#2**  
**AGENDA**

MOTION: 22.04.22 Moved by: COUNCILLOR DUANE DIDOW  
That the Greenview Industrial Gateway Committee adopt the April 13, 2022, Greenview Industrial Gateway Committee Meeting Agenda as amended.

- Move Agenda Item 6.1 before Agenda Item 6.2

CARRIED

**#3 MINUTES**

**3.0 MINUTES**

MOTION: 22.04.23 Moved by: COUNCILLOR JENNIFER SCOTT  
That the Greenview Industrial Gateway Committee adopt the March 9, 2022, Greenview Industrial Gateway meeting minutes as amended.

- Change Councillor Burtons attendance to virtual

CARRIED

**BUSINESS ARISING**

Has First Nation Consultation started?

Not as of yet, was waiting for finalization of outstanding contracts before moving ahead with the next steps.

**#4 DELEGATIONS**

**4.0 DELEGATIONS**

**#5 NEW BUSINESS**

**5.0 NEW BUSINESS**

Councillor Delorme entered meeting at 12:53 p.m.

**WOODY BIOMASS  
REPORT**

**5.1 ECOSTRAT INC, WOODY BIOMASS REPORT**

MOTION: 22.04.24 Moved by: COUNCILLOR DUANE DIDOW

That the Greenview Industrial Gateway Committee recommend Council authorize Administration to award a contract to Ecostrat Inc., Toronto, Ontario for a Woody Biomass Report in the amount of \$14,740.00, with funds to come from the Greenview Industrial Gateway.

CARRIED

**CLOSED SESSION**

**6.0 CLOSED SESSION**

MOTION: 22.04.25 Moved by: COUNCILLOR DALE SMITH

That the meeting go to Closed Session, at 12:59 p.m. pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the Closed Session.

CARRIED

**6.2 PRIVILEGED INFORMATION**

**6.1 PRIVILEGED INFORMATION**

**OPEN SESSION**

MOTION: 22.04.26 Moved by: COUNCILLOR TOM BURTON

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 2:23 p.m.

CARRIED

**#7**  
**ADJOURNMENT**  
**ADJOURN**

**7.0 ADJOURNMENT**

MOTION: 22.04.27 Moved by: COUNCILLOR SALLY ROSSON  
That the Committee adjourn this Greenview Industrial Gateway Meeting  
at 2:26 p.m.

CARRIED

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CHAIR

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RECORDING SECRETARY



# REQUEST FOR DECISION

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**SUBJECT: Cerilon GTL Presentation**

**SUBMISSION TO:** Greenview Industrial Gateway Committee

REVIEWED AND APPROVED FOR SUBMISSION

**MEETING DATE:** July 13, 2022

**CAO:**

**MANAGER:**

**DEPARTMENT:** CAO SERVICES

**GM:**

**PRESENTER:** KR

**STRATEGIC PLAN:** Economy

**LEG:**

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**RELEVANT LEGISLATION:**

**Provincial (cite) – N/A**

**Council Bylaw/Policy (cite) – N/A**

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**RECOMMENDED ACTION:**

**MOTION: That the Greenview Industrial Gateway Committee accept the Cerilon GTL presentation for information, as presented.**

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**BACKGROUND/PROPOSAL:**

Cerilon GTL representatives will be making a presentation to the Committee as to the status of their proposed project in the Greenview Industrial Gateway.

Greenview has approved a Memorandum of Understanding with Cerilon GTL, a subsidiary of Cerilon Incorporated, to purchase approximately 200 acres (81 hectares) in the Greenview Industrial Gateway (GIG). Cerilon intends to construct a \$2.8 billion dollar facility on the site to manufacture ultra-low sulphur diesel and jet fuel.

Cerilon is proposing to construct a Gas to Liquids (GTL) facility capable of producing 24,000 barrels per day to manufacture clean, environmentally friendly, ultra-low sulphur diesel and specialist products. The Cerilon GTL facility would reform natural gas, creating hydrogen and syngas, to convert into Fischer Tropsch Liquids and wax, creating excess power supply opportunities that result in ultra-low sulphur products. Cerilon GTL will apply its innovative processes and systems to the next generation of smart manufacturing technologies.

The GTL facility will also capture CO<sub>2</sub> and implement carbon capture and sequestration processes (CCS), giving the Cerilon GTL facility the lowest carbon footprint of any GTL facility in the world.

The planned Cerilon GTL facility in Alberta's Greenview Industrial Corridor will generate up to 1,600 jobs during construction, with more than 80 direct permanent positions to follow, plus 200 contractors and providers once operational. Company executives anticipate the project to proceed quickly once the Final Investment Decision (FID) is achieved.

This project will be a valuable asset in the establishment of the Greenview Industrial Gateway.

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**BENEFITS OF THE RECOMMENDED ACTION:**

1. The benefit of the recommended action is that the Committee will be made aware of Cerilon's intentions and status of their proposed project.
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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

There are no perceived disadvantages of the recommended motion.

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**ALTERNATIVES CONSIDERED: N/A**

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**FINANCIAL IMPLICATION:**

There are no financial implications of the recommended motion.

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**STAFFING IMPLICATION:**

There are no staffing implications of the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

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**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

---

**FOLLOW UP ACTIONS:**

There are no follow-up actions to the recommended motion.

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**ATTACHMENT(S):**

- N/A



# REQUEST FOR DECISION

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SUBJECT:	<b>Dominion Railway Services Presentation</b>		
SUBMISSION TO:	Greenview Industrial Gateway Committee	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 13, 2022	CAO:	MANAGER:
DEPARTMENT:	CAO SERVICES	GM:	PRESENTER: KR
STRATEGIC PLAN:	Economy	LEG:	

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## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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## RECOMMENDED ACTION:

**MOTION:** That the Greenview Industrial Gateway Committee accept the Dominion Railway Services presentation for information, as presented.

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## BACKGROUND/PROPOSAL:

Dominion Railway Services will be making a presentation to the Committee regarding the rail infrastructure required for the Greenview Industrial Gateway project.

Since 2012, Dominion Railway Services has worked with many clients throughout Canada and the Midwestern United States, developing conceptual plans to design new and expand existing industrial rail facilities. They have created operating plans and provided guidance to clients on economic feasibility, practical operations, safety, and productivity.

Dominion Railway Service's conceptual plans help clients understand how rail can support their business, what types of designs are possible to suit their site footprints and connecting railway operations, and what is required to expand rail infrastructure at facilities already served by rail.

To-date, Dominion Railway Services has been hired to do preliminary assessment of the rail infrastructure as to reduce Greenview's risk and provide expertise in the path moving forward.

Administration does foresee that a detailed engineered design will be required for the facility in order to facilitate the delivery of products etc. In addition, Greenview will be required to facilitate the process in providing a rail operator for the facilities through a Request for Proposal process.

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## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action is that the Committee will be informed as to the rail requirements for the Greenview Industrial Gateway.

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**DISADVANTAGES OF THE RECOMMENDED ACTION:**

There are no perceived disadvantages of the recommended motion.

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**ALTERNATIVES CONSIDERED: N/A**

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**FINANCIAL IMPLICATION:**

There are no financial implications to the recommended motion.

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**STAFFING IMPLICATION:**

There are no staffing implications of the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

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**PROMISE TO THE PUBLIC**

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---

**FOLLOW UP ACTIONS:**

There are no follow-up actions to the recommended motion.

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**ATTACHMENT(S):**

- N/A





# REQUEST FOR DECISION

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SUBJECT:	<b>2022 Greenview Industrial Gateway Stakeholder</b>		
SUBMISSION TO:	Greenview Industrial Gateway Committee	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 13, 2022	CAO:	MANAGER:
DEPARTMENT:	CAO SERVICES	GM:	PRESENTER: KR
STRATEGIC PLAN:	Economy	LEG:	

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## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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## RECOMMENDED ACTION:

**MOTION: That the Greenview Industrial Gateway Committee recommend that Council approve the 2022 Greenview Industrial Gateway Stakeholder event.**

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## BACKGROUND/PROPOSAL:

Greenview hosted an exciting stakeholder event in November of 2021 to announce the Greenview Industrial Gateway project, the cost was approximately \$28,000.00. Administration is recommending that an annual event of a similar nature be hosted by Greenview. The event tentatively would be hosted in mid-November with industrial stakeholders being provided an update as to the Greenview Industrial Gateway's project status. It is anticipated that the costs would align with the previous event's expenditures, with funds presently available within the 2022 Budget.

Administration is seeking the Committee's direction regarding this matter in order to proceed.

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## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action is that by hosting the event, various stakeholders will be informed of the status of the various projects within the Greenview Industrial Gateway.

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## DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages of the recommended motion.

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## ALTERNATIVES CONSIDERED:

The Greenview Industrial Gateway Committee has the alternative to deny or alter the recommended motion.

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## FINANCIAL IMPLICATION:

There will be a financial implication of approximately \$28,000.00, with funds to come from the Greenview Industrial Gateway Budget.

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**STAFFING IMPLICATION:**

There are no staffing implications of the recommended motion.

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**PUBLIC ENGAGEMENT LEVEL:**

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

**PROMISE TO THE PUBLIC**

Inform - We will keep you informed.

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**FOLLOW UP ACTIONS:**

Administration will present a Request for Decision to Council regarding the event if the Committee agrees to proceed with the recommended motion.

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**ATTACHMENT(S):**

- N/A



# REQUEST FOR DECISION

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SUBJECT:	<b>Greenview Industrial Gateway World Target Markets</b>		
SUBMISSION TO:	Greenview Industrial Gateway Committee	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 13, 2022	CAO:	MANAGER:
DEPARTMENT:	CAO SERVICES	GM:	PRESENTER: KR
STRATEGIC PLAN:	Economy	LEG:	

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## RELEVANT LEGISLATION:

**Provincial** (cite) – N/A

**Council Bylaw/Policy** (cite) – N/A

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## RECOMMENDED ACTION:

**MOTION: That the Greenview Industrial Gateway Committee accept the Greenview Industrial Gateway World Target Markets Report for information, as presented.**

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## BACKGROUND/PROPOSAL:

A report regarding the Greenview Industrial Gateway World Target Markets is presented to provide the Committee with information pertaining to world markets of focus for potential Greenview Industrial Gateway developments.

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## BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of the recommended action is that the Committee will be informed of the Greenview Industrial Gateway World Target Markets for the Greenview Industrial Gateway.

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## DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages of the recommended motion.

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## ALTERNATIVES CONSIDERED: N/A

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## FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

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## STAFFING IMPLICATION:

There are no staffing implications of the recommended motion.

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## PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

**INCREASING LEVEL OF PUBLIC IMPACT**

Inform

**PUBLIC PARTICIPATION GOAL**

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**PROMISE TO THE PUBLIC**

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---

**FOLLOW UP ACTIONS:**

There are no follow-up actions to the recommended motion.

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**ATTACHMENT(S):**

- N/A



# **GIG | GREENVIEW INDUSTRIAL GATEWAY**

## **World Target Markets**





ASIA

USA - CANADA

EUROPE

HOW DO WE REACH  
THESE MARKETS?

PRODUCTS

METHANOL

AMMONIA

UREA

HYDROGEN

Jet Fuel

FUEL

Diesel

## METHANOL

METHANEX  
BASF SE  
SABIL  
ZAGROS  
CELANESE

## UREA

ACRON  
BASF  
PETROBAS  
EURO CHEM  
JIANGSU SANMU

## GREENVIEW INDUSTRIAL GATEWAY

# GIG

## AMMONIA

YARA  
BASF  
SABIL  
CF INDUSTRIES  
AIR LIQUIDE  
NUTRIEN  
DOW

## HYDROGEN

BLOOM ENERGY  
PLUG POWER  
AIR PRODUCTS  
LINDE  
AFC ENERGY

# NORTH AMERICA



CANADIAN  
ASSOCIATION  
OF PETROLEUM  
PRODUCERS

TARGETED  
ONE ON ONE  
MEETINGS

CALGARY PETROLEUM  
CLUB, EDMONTON  
PETROLEUM CLUB

CANADIAN AND  
ALBERTA TRADE  
CONSULATES

Beijing

Hong Kong

Shanghai

South Korea

Taiwan

Japan

United Kingdom

**OUTREACH AND PROMOTION**



2020

## North America

584.7 million



5%

## South America

423.5 million



1%

## Europe

746.4 million



5%

## Asia

3,159 billion



46%

40%

## China

1,402 billion



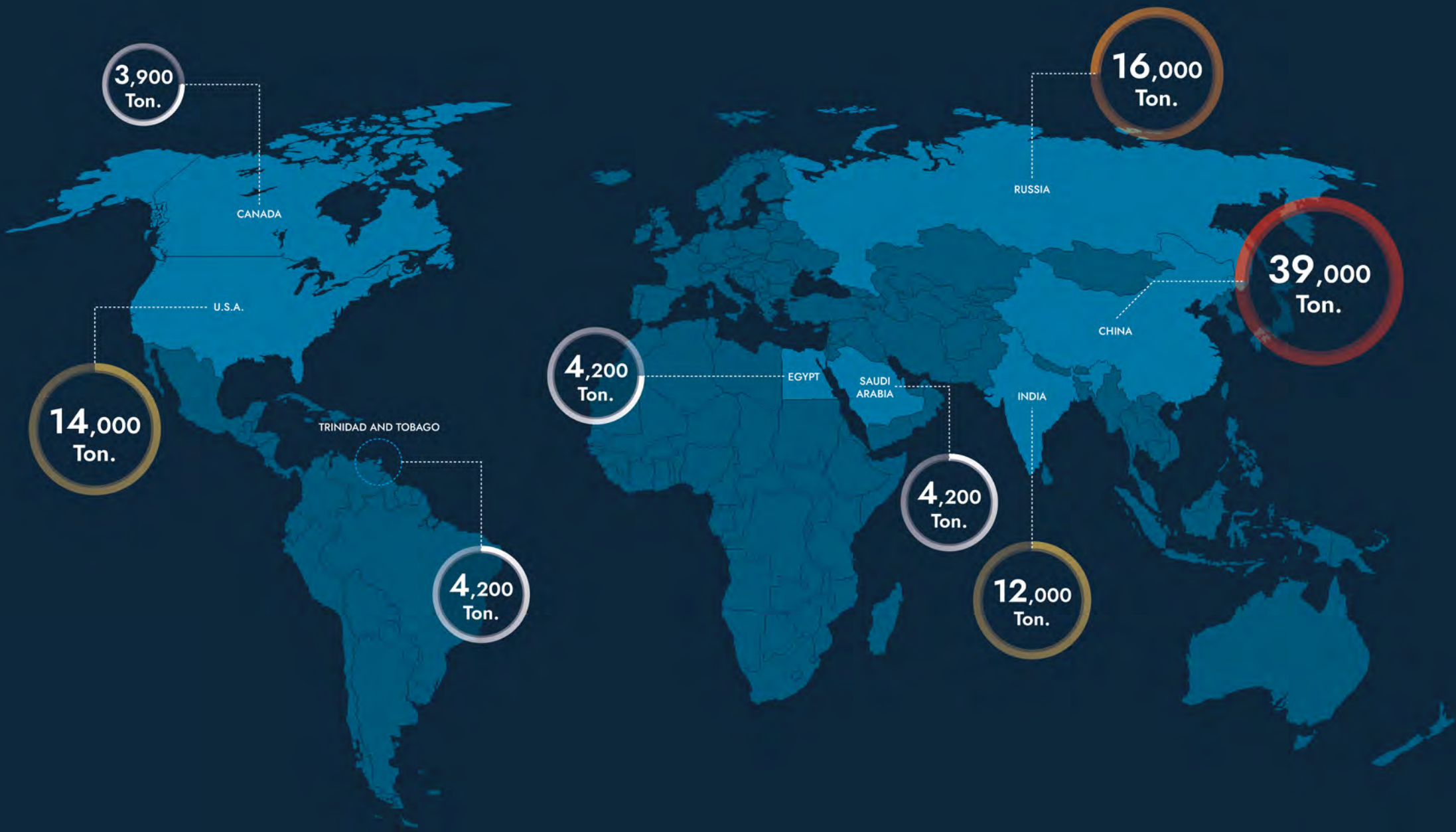
3%

## Rest of World

1,640 billion



# METHANOL DEMAND BY MAJOR REGION



## AMMONIA DEMAND





19

COMPANIES



# **GIG | GREENVIEW INDUSTRIAL GATEWAY**

## **World Target Markets**





# GREENVIEW INDUSTRIAL GATEWAY

REPORT | JULY 2022







## LAND

- Dispositions pertaining to the 2000 acre parcel **HAVE BEEN COMPLETED**
- Government of Alberta Internal Review **STILL NEEDED**
- Land title transfer still to occur **7 TO 10 WEEKS**



## WATER

- Engineering design and consultation awarded to WaterSmart, PME and Associated Engineering **EXPECTED COMPLETION SUMMER 2023**



## ROAD

- ENGINEERED DESIGN COMPLETED** for the main road servicing the GIG
- Functionality review for Transportation network **BEING INITIATED** by the Province of Alberta



## RAIL

- Rail product functionality review underway and expected to be **COMPLETED BY END OF AUGUST**



## CARBON

- Expression of Interest submitted by the MD of Greenview for the Leduc Steep Creek Reef as part of the carbon sequestration and management hub review **EXPECT TO HEAR RESULTS END OF OCTOBER 2022**